144.0	0006	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,077,300 /	1,077,300
					USE VALUE:	1,077,300 /	1,077,300
					ASSESSED:	1,077,300 /	1,077,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLUMENFELD PAUL M & CLAIRE E/	
Owner 2:	TRS/BLUMENFELD NOMINEE TRUST	
Owner 3:		
Street 1:	9 OTTAWA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BLUMENFELD PAUL M -
Owner 2:	-
Street 1:	9 OTTAWA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 2613 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8925.000	527,100		550,200	1,077,300
Total Card	0.205	527,100		550,200	1,077,300
Total Parcel	0.205	527,100		550,200	1,077,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.28 | /Parcel: 412.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94249
GIS Ref	
GIS Ref	
Insp Date	02/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	527,100	0	8,925.	550,200	1,077,300		Year end	12/23/2021
2021	101	FV	512,100	0	8,925.	550,200	1,062,300		Year End Roll	12/10/2020
2020	101	FV	512,100	0	8,925.	550,200	1,062,300	1,062,300	Year End Roll	12/18/2019
2019	101	FV	383,500	0	8,925.	515,800	899,300	899,300	Year End Roll	1/3/2019
2018	101	FV	382,300	0	8,925.	426,400	808,700	808,700	Year End Roll	12/20/2017
2017	101	FV	382,300	0	8,925.	392,000	774,300	774,300	Year End Roll	1/3/2017
2016	101	FV	382,300	0	8,925.	357,600	739,900	739,900	Year End	1/4/2016
2015	101	FV	367,500	0	8,925.	350,800	718,300	718,300	Year End Roll	12/11/2014

!11253!

PRINT

Date	Time
12/30/21	12:11:13

LAST REV

Date	Time
03/27/18	11:49:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11253

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLUMENFELD PAUL	65271-172		4/27/2015	Convenience	1	No	No		
JOLY WILLIAM H/	23529-430		8/12/1993		208,000	No	No		Y

USER DEFINED

Prior Id # 1:	94249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2017	1173	Redo Bat	23,820	C				
8/4/2011	806	Redo Kit	56,500	C				
8/1/2011	781	Demoliti	3,000					DEMO KIT
6/14/2006	467	Addition	125,000			G7	GR FY07	PER PLANS
5/6/1997	252		72,500					22X20 2 ST/12X20 W

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	Inspected	BS	Barbara S
2/19/2018	TTL REFUSAL	HS	Hanne S
4/12/2012	Info Fm Prmt	BR	B Rossignol
3/20/2009	Inspected	189	PATRIOT
1/29/2009	Measured	372	PATRIOT
9/11/2008	External Ins	BR	B Rossignol
1/7/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8925		Sq. Ft.	Site		0	80.	0.77	9									550,201						550,200	

Total AC/HA:	0.20489	Total SF/SM:	8925	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	550,201	Spl Credit		Total:	550,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05183697
Const Adj.:	0.99732524
Adj $ / SQ:	136.373
Other Features:	137100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550953
Depreciation:	25344
Depreciated Total:	525609

COMMENTS

GAS STOVE SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

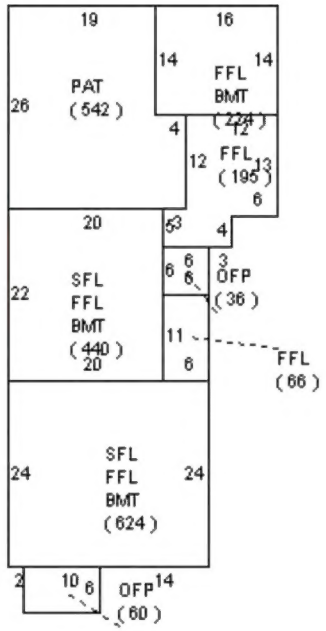
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M

Totals		
1	9	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.37
Special Features:	1500	Val/Su Net:	116.13
Final Total:	527100	Val/Su SzAd	201.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,549	136.370	211,242
BMT	Basement	1,288	40.910	52,695
SFL	Second Floor	1,064	136.370	145,101
PAT	Patio	542	2.930	1,590
OFP	Open Porch	96	33.600	3,225

Net Sketched Area:	4,539			Total:	413,853
Size Ad	2613	Gross Area	4539	FinArea	2613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

144.0-0006-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	1990	500.00	T	23.2	101			1,500			1,500
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:	1,500	Total:	1,500